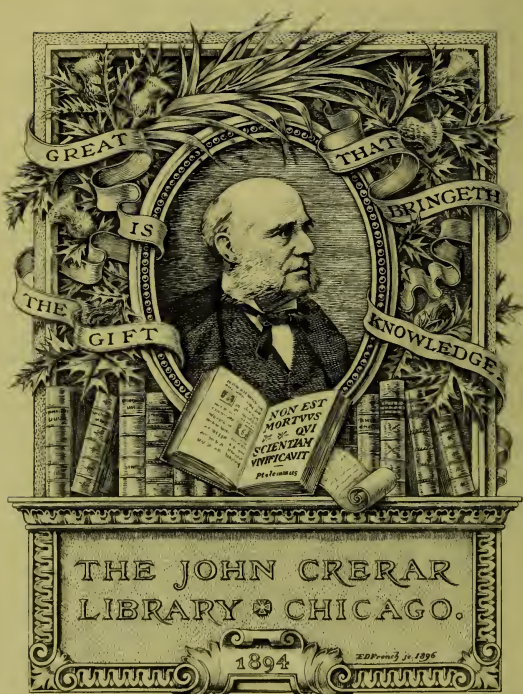


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ANNUAL REPORT
OF THE
COMMISSIONERS
OF
TAXES AND ASSESSMENTS.
1881.



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1880/81

TAXES AND ASSESSMENTS

IN THE

CITY OF NEW YORK.

REPORT

OF THE

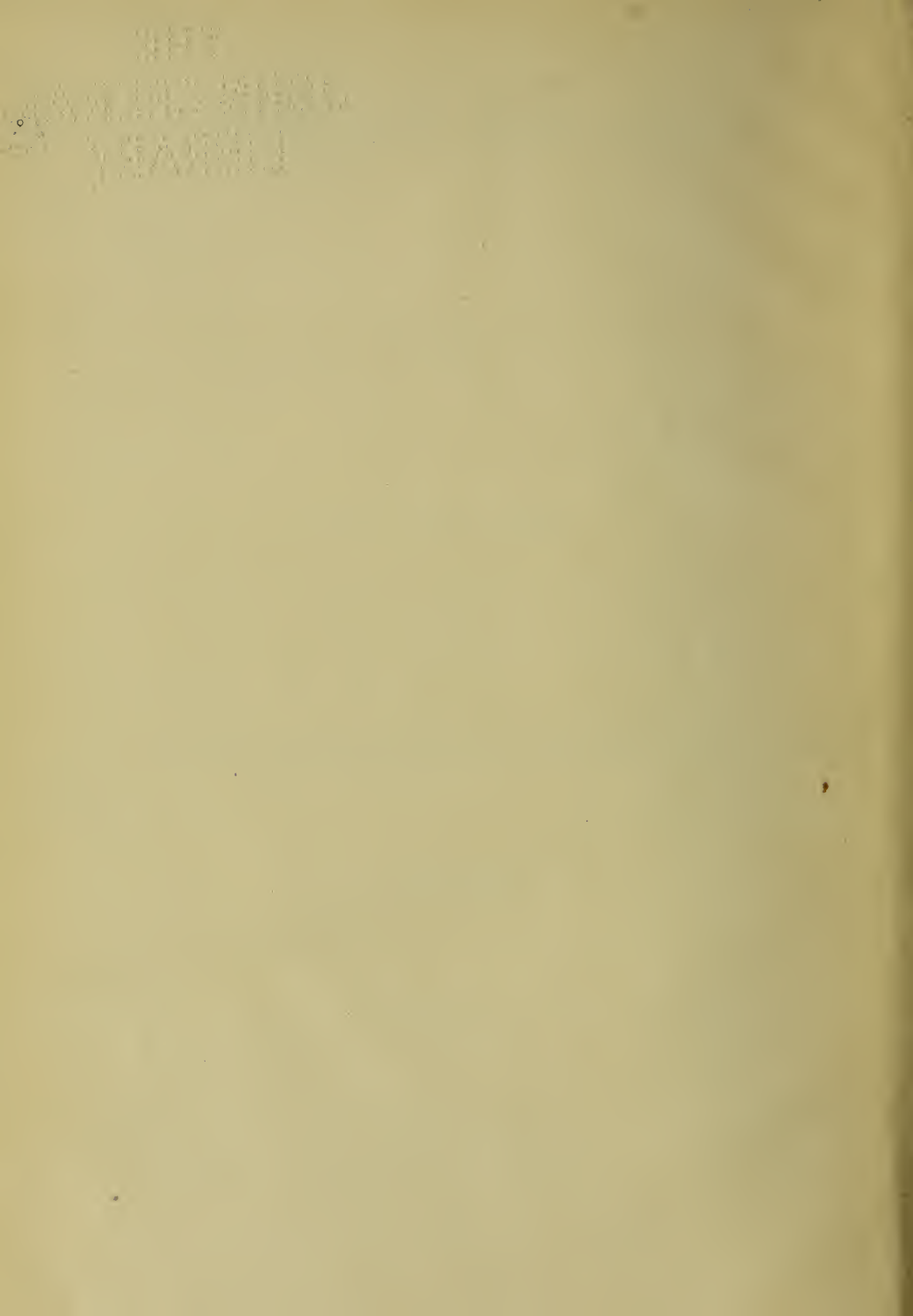
COMMISSIONERS.

1881.

NEW YORK:

MARTIN B. BROWN, PRINTER AND STATIONER,
Nos. 49 AND 51 PARK PLACE.

1881.



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1881/81

DEPARTMENT
OF
TAXES AND ASSESSMENTS.
—♦—
REPORT
OF THE
COMMISSIONERS.
—♦—

NEW YORK, July 5, 1881.

To the Honorable WILLIAM R. GRACE, Mayor, etc.:

SIR—Although nominally this report is for the quarter ending June 30th, during which the corrections and reductions of valuations are completed, and the assessments for the year fixed and determined, it actually embraces and is a summary of the transactions of the Department for the official year, which commences with the duties assigned by law for the first Monday in September, and terminates with the delivery to the Board of Supervisors of the certified assessment rolls on the first Monday in July, in accordance with section 13 of chapter 302, Laws of 1859.

ASSESSED VALUATIONS.

The assessed valuations of the real and personal estates in the City of New York for the year 1881, as compared with those of 1880, are as follows :

RELATIVE VALUE of the Real and Personal Estate in the City and County of New York, as Assessed for 1880 and 1881.

WARDS.	ASSESSMENT FOR 1880.	ASSESSMENT FOR 1881.	INCREASE.	DECREASE.
First	\$53,056,526	\$54,906,166	\$1,849,640	.....
Second	28,105,760	28,398,200	292,440	.....
Third	33,817,920	34,042,500	224,580	.....
Fourth	12,605,945	12,634,225	28,280	.....
Fifth	38,949,250	39,144,600	195,350	.....
Sixth	21,812,150	21,828,250	16,100	.....
Seventh	15,931,050	15,984,050	53,000	.....
Eighth	35,127,442	35,333,542	208,100	.....
Ninth	20,922,570	27,090,650	168,080	.....
Tenth	17,136,240	17,167,275	31,035	.....
Eleventh	15,834,470	15,898,770	64,300	.....
Twelfth	74,922,580	85,573,039	10,650,459	.....
Thirteenth	9,742,850	9,787,850	45,000	.....
Fourteenth	22,493,457	22,714,937	221,480	.....
Fifteenth	51,418,860	51,398,920	.....	19,940
Sixteenth	34,000,450	34,174,500	174,050	.....
Seventeenth	52,703,480	52,912,800	209,320	.....
Eighteenth	65,342,450	70,947,750	1,605,300	.....
Nineteenth	188,544,965	152,303,375	13,758,410	.....
Twentieth	38,591,150	39,270,250	679,100	.....
Twenty-first	76,623,800	77,194,250	570,450	.....
Twenty-second	71,986,240	74,686,475	2,700,235	.....
Twenty-third	12,478,300	13,830,060	357,760	.....
Twenty-fourth	9,423,685	9,504,765	81,080	.....
	\$942,571,190 (1)	\$976,735,199 00	\$34,163,949 00	\$19,940
<i>Personal Estate.</i>		<i>Personal Estate.</i>		<i>Personal Estate.</i>
Resident	\$133,502,710	\$138,613,030	\$5,110,320	.....
Non-resident	12,083,729	12,753,475	669,745	.....
Shareholders of Banks	55,601,607 09	58,421,391 96	2,822,787 87	.....
	201,194,037 09	209,212,899 96	8,018,862 87	.....
Total Real and Personal for 1880	\$1,143,765,227 09	For 1881	\$42,202,811 87	Total Dec. ... \$19,940

Total valuation for 1880.....	\$1,143,765,227 09
Total valuation for 1881	1,185,948,098 96
Increase in 1881.....	\$42,182,871 87
Total increase.....	\$42,202,811 87
Total decrease	19,940 00
Net increase.....	\$42,182,871 87

This table shows an increase in the valuation of real estate of \$34,164,009, and an increase in personal estate of \$8,018,862.87, making a total increase of \$42,182,871.87.

REAL ESTATE.

The assessed value of real estate was, for—

1880.....	\$942,571,190 00
1881.....	976,735,199 00

The increase is \$34,164,009.

This increase in the assessed value of real estate is accounted for chiefly by the completion and erection of new buildings, by the improvement and alteration of others, by the advance in value of property in the upper portions of the city, and by the assessment of the tracks of elevated and surface railroads, and the poles and wires of telegraph companies, as real estate.

The figures in the above tabular statement of taxable values show that the greatest increase has taken place in the upper wards, where, according to the recent census returns, a large increase of population has been reported, and where building has been more actively carried on.

In the matter of the assessment of the elevated roads, the Commissioners having given the parties in interest a full hearing, and after having very carefully considered all the points

and arguments submitted, have deemed the assessment not excessive.

The main argument submitted to this Board has been that the net earnings have not been such as to justify the valuation placed on the property of these roads, and while the Commissioners have given due weight to this objection, they have felt that other elements than its income must be considered in arriving at a true and proper estimate of the taxable value of the property in question, especially in view of the fact that the net earnings of the Manhattan Company have been considerably impaired in meeting the large rate of interest which that company obligated itself to meet. Which extravagant rate of interest caused the market value of the obligations of the company to be considerably appreciated, and the market value could not be disregarded by the Commissioners in fixing the valuations upon capital stock ; and admitting that the net earnings may be small and inadequate to meet all proper liens, the gross earnings have been considerable.

Another argument which has been frequently brought forward by the representatives of the elevated roads has been, that as the roads have been instrumental in causing the upper parts of the city to be rapidly built up and occupied, the increase in the assessed valuation, and the consequent increase of income to the city in these districts should be considered in fixing the valuation upon the elevated roads ; but it must not be forgotten that these roads have already obtained all they are entitled to from this source in the considerable increase in earnings from the business derived from this increase in the population of the upper wards, which is dependent upon these roads for its means of transit, so that the advantage is a mutual one, and if the city benefits from the increase of its taxable property, the roads are no less benefited

in the increase of their patronage ; nor should it be forgotten that taxable values in the lower wards, and in at least one street in the Nineteenth Ward (viz : West Fifty-third street) the taxable values of the real estate have been very largely diminished, owing to the injury done to the property along the route of these roads, which loss to the city the companies have not felt themselves called upon to make good to the city or to the property-owners.

According to the best information we could obtain the elevated roads have been bonded for about \$23,000,000 in all, and they have been assessed at \$18,367,250 on their structures and tracks, and having in view the extraordinary value placed upon these roads by the parties who obtained these loans, who may be presumed to be intimately acquainted with the value of the property, and considering the extraordinary privileges granted these companies by the Legislature, and the rights and uses permitted them in our streets, the Commissioners have felt that they would not be justified in reducing the assessment upon the superstructure and tracks of the elevated roads.

PERSONAL ESTATE.

The following table exhibits the assessments on personal property in the City of New York for the years 1879, 1880, and 1881 :

	1879.	1880.	1881.
Resident.	\$106,644,723	\$133,502,710	\$138,613,030
Non-resident.	11,207,262	12,089,720	12,175,475
Shareholders of Banks	58,082,970	55,601,607.09	58,424,394.96
Totals.	\$175,934,955	\$201,194,037.09	\$209,212,899.96

NUMBER OF ASSESSMENTS.

The following table exhibits the number of names assessed for personal property, the number of applications for relief, the number proving to be non-assessable, and the number passed into the Receiver's books, for the years 1879, 1880, and 1881 :

	1879.	1880.	1881.
Names on rolls at opening.....	17,590	22,084	21,294
Applications for reduction.....	8,320	15,100	11,540
Erased, not liable.....	6,112	7,320	7,338
Retained on Receiver's books.....	11,478	14,764	13,956

The number of banks and shareholders for the years 1879, 1880, and 1881, respectively, was as follows :

	1879.	1880.	1881.
Number of Banks.....	70	69	70
Number of shareholders on rolls at opening	24,570	22,108	22,043
Erased, not liable.....	.....	1,220	1,065
Retained on Receiver's books.....	24,570	20,888	20,978

The following table gives the value of the various kinds of personal property in 1880 and 1881, together with the decrease or increase in each case :

	1880.	1881.	INCREASE.	DECREASE.	NET INCREASE.
Insurance Companies.....	\$4,978,943	\$6,555,647	\$1,576,704	.....	.....
Trust Companies.....	690,410	1,679,239	988,859	.....	.....
Miscellaneous Corporations.....	15,229,941	21,064,530	5,834,589	.....	.....
Railroads.....	16,022,110	13,201,362	.....	*\$2,820,748	.....
Resident.....	96,581,306	96,112,222	.....	469,084	.....
Non-resident.....	12,089,720	12,175,475	85,755	.....	.....
Total.....	\$145,592,430	\$150,788,505	\$8,485,907	\$3,289,832	.....
Shareholders of B'ks.....	65,601,607.09	58,424,394.96	2,822,787.87	.....	.....
Total.....	\$201,194,037.09	\$209,212,899.96	\$11,308,694.87	\$3,289,832	\$8,018,862.87

* This decrease is caused by the increase in the assessed valuation of the real estate belonging to the various railroads, and which is deducted from the personal assessment.

The assessments upon the shareholders of banks since 1873 have been as follows :

1873.....	\$77,650,395 00
1874.....	74,897,570 00
1875.....	73,390,989 00
1876.....	85,145,116 00
1877.....	73,614,274 00
1878.....	65,179,320 00
1879.....	58,082,970 00
1880.....	55,601,607 09
1881.....	58,424,394 96

The sum assessed for 1881 is more than the assessment for 1880 by \$2,822,787.87, and for the first time shows an increase over the previous year since the method of assessment provided by the Act of 1866 was adopted.

This is exclusive of the real estate owned by the banks, which is assessed in common with other real estate; in 1880 this real estate amounted to \$10,813,624; in 1881 it amounts to \$10,942,535, an increase of \$128,911.

There is also the sum of \$906,142 of the assessed value of bank shares included in the assessed value of personal property of individuals and corporations upon the Books of Annual Record of Assessed Valuations of Personal Estate. This transfer of names and amounts from the Books of Shareholders of Banks to the Books of Annual Record of Assessed Valuations of Personal Estate, was caused by and made in pursuance of the law which provides that whenever a shareholder of a bank resides in the same town or ward where the bank is located, the value of his shares in said bank shall be included in the assessed value of his personal property. There have been but few individual instances of this nature, and most of the names and amounts so transferred have been those of corporations. The value of bank shares exempt by law from taxation in 1880 was \$471,322, and in 1881 it is \$504,520.

COMPARATIVE ASSESSED VALUATIONS.

The following table exhibits the total assessed valuations on real and personal estate for the years 1879, 1880, and 1881 :

	1879.	1880.	1881.
Real Estate.....	\$918,134,380	\$942,571,690 00	\$976,735,199 00
Resident Personal.....	106,644,723	133,502,710 00	138,613,030 00
Non-resident Personal...	11,207,262	12,089,720 00	12,175,475 00
Shareholders of Banks...	58,082,970	55,601,607 09	58,424,394 96
Total.....	\$1,094,069,335	\$1,143,765,727 09	\$1,185,948,098 96
Net Increase since 1879.....			\$91,878,763 96

ANNUAL EXEMPTIONS.

By the laws of this State, the personal property of every minister of the Gospel, or priest of any denomination, or the real estate of every such minister or priest, to the extent of \$1,500, is exempt from taxation. The amount of property exempted under these provisions for 1881, is \$100,500.

ASSESSMENT UPON REAL ESTATE.

The number of pieces or plots of real estate upon the assessment rolls was, in 1879, 151,620; in 1880, 152,400; and in 1881, 152,630.

During the time the books were open, from the second Monday in January to the 30th day of April, to receive applications from parties considering themselves aggrieved by assessments upon their property, there were received, in 1879, 10,900 applications; and during the same period in 1880, there were received 2,500 applications; and in 1881 there were received 2,478 applications.

TOTAL NUMBER OF ASSESSMENTS.

	1879.	1880.	1881.
Number of Pieces of Real Estate.....	151,620	152,400	152,630
Number of Names on Personal Books.....	17,590	14,764	13,956
Number of Shareholders of Banks	24,570	20,888	20,978
Total Number of Assessments.....	193,780	188,052	187,564

Equalization Table, 1879.

COUNTIES.	Assessment of Real Estate, 1878, by the Local Assessors.	Assessed Per- sonal, 1878, by the Local Assessors.	Total Assess- ment of Real and Personal, 1878.	Amount Added to Assessed Valuation of Real Estate.	Amount Deducted from Assessed Valua- tion of Real Estate.	Total Equal- ized Value, Real and Per- sonal, adding Personal as Assessed.
Albany.....	\$47,702,870	\$4,977,970	\$52,680,840	\$16,592,502	.....	\$69,273,142
Allegany.....	13,217,589	1,286,574	14,504,163	.....	\$3,100,429	11,403,731
Broome.....	18,014,470	1,174,360	19,188,880	.....	6,035,824	13,153,006
Cattaraugus.....	18,830,679	1,660,334	20,491,013	.....	7,155,658	13,335,355
Cayuga.....	27,264,049	3,711,775	30,975,824	.....	6,134,418	24,841,406
Chautauqua.....	27,582,690	3,153,141	30,735,831	.....	9,389,858	21,345,973
Chemung.....	18,667,375	723,100	19,390,475	.....	6,354,913	13,035,562
Chenango.....	18,210,511	3,015,075	21,225,586	.....	5,380,379	15,845,207
Clinton.....	9,371,781	1,254,186	10,625,967	.....	2,108,651	8,517,316
Columbia.....	24,460,431	5,276,905	29,737,336	.....	1,712,281	28,025,055
Cortland.....	8,916,890	1,168,724	10,085,614	.....	1,130,310	8,955,304
Delaware.....	11,752,965	1,674,634	13,427,599	.....	2,037,181	11,390,418
Dutchess.....	31,975,778	6,217,232	38,193,010	.....	4,069,644	42,262,654
Erie.....	110,479,988	9,949,998	120,429,986	.....	38,377,917	82,052,069
Essex.....	11,896,646	900,826	12,797,472	.....	3,879,341	8,918,131
Franklin.....	7,489,619	1,149,216	8,638,835	.....	1,894,964	6,743,871
Fulton.....	3,422,021	272,993	3,695,014	1,620,533	.....	5,324,547
Genesee.....	14,798,698	2,596,226	17,394,924	242,602	.....	17,637,526
Greene.....	4,659,272	541,056	5,200,328	4,006,974	.....	9,207,302
Hamilton.....	644,120	1,300	645,420	154,589	.....	800,009
Herkimer.....	12,804,616	1,507,179	*14,311,795	651,082	.....	14,962,877
Jefferson.....	28,635,365	4,315,476	32,951,461	.....	10,881,674	22,069,787
Kings.....	229,220,018	15,742,996	244,963,014	11,655,255	.....	256,618,269
Lewis.....	7,415,480	824,740	8,240,220	.....	519,084	7,721,136
Livingston.....	21,176,139	2,412,031	23,588,170	.....	5,546,132	18,042,038
Madison.....	17,848,848	2,781,720	20,630,568	.....	5,532,906	15,077,662
Monroe.....	75,972,264	3,533,804	79,506,068	.....	23,635,814	55,870,254
Montgomery.....	9,554,959	388,299	9,943,258	5,255,227	.....	15,198,485
*New York.....	900,855,700	107,532,075	1,008,387,775	148,484,636	.....	1,246,872,411
Niagara.....	28,068,498	1,887,414	29,955,832	.....	9,815,352	20,140,500
Oneida.....	47,753,271	5,611,494	53,364,765	.....	8,277,254	45,087,531

Onondaga.....	64,737,882	8,705,314	73,243,136	.....	24,000,376	48,612,760
Ontario.....	30,823,421	3,956,590	34,810,011	.....	11,724,300	23,085,711
Orange.....	33,646,270	7,035,035	40,681,305	.....	3,845,288	36,536,017
Orleans.....	16,230,223	1,744,728	18,003,951	.....	4,738,402	13,265,549
Oswego.....	26,849,604	1,706,422	28,596,026	.....	7,929,050	20,666,976
Otsego.....	11,407,678	1,566,800	12,974,467	.....	4,302,671	17,277,138
Putnam.....	6,997,838	1,510,129	8,507,967	.....	1,641,468	6,866,499
Queens.....	22,894,366	2,702,100	25,596,466	.....	.....	38,637,560
Rensselaer.....	23,223,280	4,514,629	27,737,909	.....	.....	41,913,157
Richmond.....	10,419,587	482,050	10,901,637	.....	.....	11,248,956
Rockland.....	9,073,234	1,380,003	10,454,137	.....	347,319	11,250,034
St. Lawrence.....	26,155,937	2,234,275	28,440,212	.....	7,631,330	20,808,882
Saratoga.....	23,191,536	2,624,180	25,815,736	.....	6,758,682	19,057,054
Schenectady.....	5,913,567	590,047	6,503,614	.....	.....	8,737,628
Schoharie.....	7,156,819	872,876	8,029,695	.....	.....	8,268,235
Schuyler.....	7,029,232	738,513	7,767,745	.....	1,901,646	5,806,099
Seneca.....	13,097,841	1,782,057	14,879,898	.....	2,551,528	12,328,370
Steuben.....	22,497,858	2,237,970	24,735,828	.....	6,825,193	17,910,635
Suffolk.....	11,607,832	1,861,560	13,469,392	.....	.....	14,713,038
Sullivan.....	5,947,136	248,420	6,195,576	.....	1,659,674	4,535,902
Tioga.....	4,906,869	396,710	5,303,579	.....	.....	9,088,771
Town.....	9,914,007	1,612,862	11,526,869	.....	.....	11,857,336
Tompkins.....	18,977,113	3,191,606	22,168,719	.....	3,696,840	18,471,879
Ulster.....	2,294,902	470,478	2,765,470	.....	1,973,693	4,739,163
Warren.....	16,229,620	3,339,979	19,569,599	.....	540,987	20,110,586
Washington.....	19,370,422	1,813,078	21,183,500	.....	154,962	21,028,538
Wayne.....	54,526,505	3,935,032	58,461,537	.....	.....	67,720,755
Westchester.....	12,096,694	1,282,025	13,378,719	.....	2,259,218	10,656,963
Wyoming.....	7,719,380	810,100	8,529,480	.....	2,721,756	10,880,285
Total.....	\$2,333,669,813	\$352,469,320	\$2,686,139,133	\$247,360,765	\$247,360,765	\$2,686,139,133

* It will be seen by the above table that New York City paid for 1879, 46.41 per cent. of the entire taxation for State purposes.

Equalization Table, 1880.

COUNTIES.	Assessed Value of Real Estate, by the Local Assessors, 1879.	Assessed Value of Personal, 1879.	Total Real and Personal as Assessed, 1879.	Amount Added to Assessed Value of Real Estate.	Amount Deducted from Assessed Value of Real Estate.	Equalized Value of Real Estate.	Total Equal- ized Value of Real and Personal.
Albany.....	\$9,133,859	\$4,537,342	\$53,731,201	\$14,695,025	.....	\$63,898,884	\$63,426,236
Alegany.....	12,515,556	1,167,112	13,682,068	.....	\$2,484,201	10,031,353	11,198,467
Broome.....	17,105,842	1,290,360	18,396,222	.....	5,179,970	11,925,892	13,216,252
Cattaraugus.....	18,250,287	1,628,377	18,987,664	.....	7,012,345	11,316,942	12,975,319
Chautauq.....	26,722,482	3,307,243	30,029,725	.....	5,635,464	21,087,018	24,304,261
Chemung.....	24,950,394	3,114,731	28,065,125	.....	6,903,379	18,047,015	21,161,716
Chenango.....	17,404,201	678,715	18,082,916	.....	4,781,994	12,622,207	13,900,922
Clinton.....	16,800,909	2,837,454	19,638,363	.....	4,078,369	12,722,540	15,559,994
Columbia.....	8,485,950	1,217,820	9,703,770	.....	1,339,765	7,146,185	8,364,005
Cortland.....	22,091,273	4,893,845	26,925,118	445,536	.....	22,536,809	27,370,654
Delaware.....	8,301,189	1,183,723	9,484,912	.....	.....	7,610,386	8,794,109
Dutchess.....	11,135,106	1,603,585	12,738,691	.....	690,803	1,553,300	11,185,391
Dutchess.....	36,720,778	6,808,620	43,529,407	.....	2,527,480	34,193,298	41,001,927
Erie.....	108,983,151	9,470,470	118,453,621	.....	26,878,489	72,104,662	81,575,132
Essex.....	10,932,986	838,142	11,766,128	.....	3,008,623	7,924,403	8,757,605
Franklin.....	6,979,537	1,095,445	8,074,982	.....	1,452,500	5,527,037	6,632,482
Fulton.....	3,379,949	334,950	3,714,899	1,613,807	.....	4,993,756	5,328,706
Genesee.....	14,176,751	2,430,654	16,607,405	752,646	.....	14,929,397	17,420,051
Greene.....	4,531,326	448,888	5,000,214	4,041,357	.....	8,592,683	9,041,571
Hamilton.....	614,257	1,650	615,907	169,702	.....	783,959	785,009
Herkimer.....	11,696,624	1,440,817	13,137,441	1,656,105	.....	13,352,729	14,793,546
Jefferson.....	27,209,491	3,970,151	31,179,642	.....	9,607,111	17,602,380	21,572,531
Kings.....	231,271,902	13,285,075	244,556,977	7,442,164	.....	238,714,066	251,999,141
Lewis.....	6,998,317	867,305	7,865,712	.....	183,556	6,814,761	7,082,156
Livingston.....	20,794,145	2,314,350	23,108,395	.....	5,291,113	15,503,032	17,817,282
Madison.....	17,422,823	2,603,400	20,026,223	.....	4,219,958	13,202,865	15,806,265
Monroe.....	70,575,243	3,321,640	73,896,933	.....	18,032,343	52,542,900	55,864,590
Montgomery.....	9,132,065	392,938	9,525,003	5,359,910	.....	14,531,975	14,924,913
*New York.....	918,134,380	175,034,955	1,093,169,335	125,279,950	.....	1,043,414,330	1,219,349,285
Niagara.....	26,516,410	1,891,561	28,407,971	.....	8,430,000	18,086,410	19,977,971
Oneida.....	41,253,069	5,197,063	46,451,032	.....	6,175,076	38,077,963	43,275,956
Onondaga.....	62,305,210	8,205,326	70,600,536	.....	22,583,345	39,811,865	43,017,191
Ontario.....	30,623,845	3,860,066	34,483,901	.....	11,613,732	19,010,163	22,870,169

In the Court of Appeals the action of the Commissioners has been affirmed in the following cases :

The People ex rel. John T. Hahneman *vs.* The Commissioners of Taxes and Assessments.

The People ex rel. Gustav Bunge *vs.* The Commissioners of Taxes and Assessments.

The People ex rel. Ernst Pfarrius *vs.* The Commissioners of Taxes and Assessments. •

These cases were commenced against the Commissioners in 1879, the parties thereto claiming that they had been illegally assessed upon their personal property, on the ground that such assessments were in conflict with article 1, section 8, clause 3, and article 1, section 10, clause 2 of the Constitution of the United States, and writs of certiorari were issued to review the proceedings of the Commissioners in refusing a reduction or remission of said assessments upon the ground claimed. The cases were carried to the Court of Appeals by the parties deeming themselves aggrieved, and were by that Court dismissed without costs.

Respectfully submitted,

THOMAS B. ASTEN,	} <i>Commissioners</i>
JOHN. N. HAYWARD,	
GEO. B. VANDERPOEL,	
	<i>of Taxes</i>
	<i>and Assessments.</i>

REPORT

FOR THE QUARTER ENDING SEPTEMBER 30, 1880.

NEW YORK, October 1, 1880.

Hon. EDWARD COOPER, Mayor, etc. :

SIR—Pursuant to the provisions of section 27, chapter 335 of the Laws of 1873, the Commissioners of Taxes and Assessments respectfully

REPORT :

That, in compliance with the requirements of section 13 of chapter 302 of the Laws of 1859, the assessment rolls for each of the several wards, and for personal estate, duly certified, were delivered to the Board of Supervisors on the first Monday of July.

The assessment of the real and personal property in the city was commenced on the first Monday in September, as required by section 7, chapter 302 of the Laws of 1859.

Writs of certiorari from banks, insurance companies, surface railroad companies, and others, to the number of 137, were received and transmitted to the Counsel to the Corporation for his action thereon.

In accordance with the wishes of the Commissioners of Taxes and Assessments, the President of this Board appeared

in behalf of the City of New York before the State Board of Equalization, at Albany, in September last, to protest against the large amount of \$125,279,950 being added for equalization to the assessed value of real estate of New York City, and urged in vain for a reduction of this amount, which, although less than the amount added last year by the State Board for the same purpose, is still excessive.

JOHN WHEELER,	}	<i>Commissioners of Taxes and Assessments.</i>
JOHN N. HAYWARD,		
GEO. B. VANDERPOEL,		

REPORT

FOR THE QUARTER ENDING DECEMBER 31, 1880.

DEPARTMENT OF TAXES AND ASSESSMENTS, }
COMMISSIONERS' OFFICE,
NEW YORK, January 3, 1881. }

Hon. W. R. GRACE, Mayor, etc. :

SIR—Pursuant to the requirements of section 27 of chapter 335 of the Laws of 1873, the Commissioners of Taxes and Assessments respectfully

REPORT :

That the requirements of the law, chapter 302, section 7, of the Laws of 1859, as follows :

“ It shall be the duty of the Deputy Tax Commissioners, under the direction of the Commissioners of Taxes and Assessments, to assess all the taxable property in the several districts that may be assigned to them for that purpose by said Commissioners, and shall furnish to them, under oath, a detailed statement of all such property ; that said deputies have personally examined each and every house, building, lot, pier, and other assessable property, giving the street and ward map number of such real estate embraced within said

districts, together with the name of the owner or occupant, if known ; also, in their judgment, the sum for which said property, under ordinary circumstances, would sell, with such other information, in detail, relative to personal property or otherwise, as the said Commissioners may, from time to time, require.

“ Such deputies shall commence to assess real and personal estate on the first Monday in September in each and every year,”

—have been complied with, and that these assessments are substantially completed, and in such a state of forwardness that the books containing the same will be opened for public inspection on the second Monday (10th) of January, as prescribed by law.

The valuations upon real and personal estate in the county of New York, for the year 1880, amounted to \$1,143,765,727.09, made up as follows :

Real estate	\$942,571,690 00
Corporations	36,921,404 00
Bank shares	55,601,607 09
Resident personal	96,581,306 00
Non-resident personal	12,089,720 00
	\$1,143,765,727 09

The rate having been fixed at 2.53 per cent., the amount required to be raised by tax was \$28,937,272.90, of which the amount collected for the year 1880, to December 31, 1880, inclusive, was \$21,737,167.13.

The defects in the laws for the taxation of property, to

which the attention of thoughtful men has long been directed, have at length aroused a degree of public interest which, it is hoped, will result in practical measures of redress. The demand is for equality in taxation, not only as between private—including corporate—interests, but as between the several counties of the State. The laws for the assessment of the property of corporations are grossly defective, and operate unequally, and inequality in taxation is always oppressive, and becomes the occasion of just complaint.

Respectfully submitted,

JOHN N. HAYWARD, } Commissioners
GEO. B. VANDERPOEL, } Taxes and Assessments.

REPORT

FOR THE QUARTER ENDING MARCH 31, 1881.

DEPARTMENT OF TAXES AND ASSESSMENTS, }
COMMISSIONERS' OFFICE, }
NEW YORK, April 1, 1881. }

Hon. WILLIAM R. GRACE, Mayor, etc. :

SIR.—In pursuance of the provisions of section 27 of chapter 335, Laws of 1873, the Commissioners of Taxes and Assessments respectfully

REPORT :

That the books of Annual Record of Assessed Valuations of Real and Personal Estate were duly opened on the second Monday (10th) of January last, pursuant to the requirements of section 8, chapter 302 of the Laws of 1859, and have remained open since that date for examination by the taxpayers.

Comparative statements of the value of real and personal estate in the City and County of New York, as assessed for 1880 and 1881, are herewith submitted.

Comparative Statement of Real Estate Valuations, showing Increase and Decrease by Wards, between the Receiver's Books for 1880 and the Record Books for 1881.

WARD.	RECEIVER'S BOOKS, 1880.	RECORD BOOKS, 1881.	INCREASE.	DECREASE.
First.....	\$53,056,526 00	\$55,210,860 00	\$2,154,334 00	.....
Second.....	38,105,760 00	28,445,200 00	380,440 00	.....
Third.....	33,817,920 00	34,006,400 00	278,480 00	.....
Fourth.....	12,605,945 00	12,672,425 00	66,480 00	.....
Fifth.....	38,949,250 00	39,026,250 00	77,000 00	.....
Sixth.....	21,812,150 00	21,849,250 00	37,100 00	.....
Seventh.....	15,931,050 00	15,041,350 00	110,300 00	.....
Eighth.....	35,127,442 00	35,373,050 00	251,608 00	.....
Ninth.....	26,922,570 00	27,140,350 00	217,980 00	.....
Tenth.....	17,136,240 00	17,189,650 00	53,410 00	.....
Eleventh.....	15,834,470 00	15,920,970 00	86,500 00	.....
Twelfth.....	74,922,580 00	86,722,539 00	11,799,959 00	.....
Thirteenth.....	9,742,350 00	9,809,850 00	67,500 00	.....
Fourteenth.....	22,498,457 00	22,810,550 00	317,093 00	.....
Fifteenth.....	51,419,360 00	51,694,000 00	275,240 00	.....
Sixteenth.....	34,000,450 00	34,302,000 00	301,550 00	.....
Seventeenth.....	32,708,480 00	32,947,900 00	244,420 00	.....
Eighteenth.....	69,342,450 00	71,357,750 00	2,015,300 00	.....
Nineteenth.....	138,514,965 00	153,549,575 00	15,004,610 00	.....
Twentieth.....	38,591,150 00	39,358,250 00	767,100 00	.....
Twenty-first.....	76,623,800 00	77,489,500 00	865,700 00	.....
Twenty-second.....	71,986,340 00	74,734,425 00	2,748,085 00	.....
Twenty-third.....	13,478,300 00	13,872,960 00	394,660 00	.....
Twenty-fourth.....	9,423,685 00	9,492,585 00	68,900 00	.....
Total.....	\$942,571,690 00	\$981,014,539 00	\$38,442,849 00	.....

*Comparative Statement of Personal Estate Valuations, between the Receiver's Books for 1880 and the
Record Books for 1881.*

ASSESSED VALUATIONS ON RECEIVER'S BOOKS FOR 1880.	ASSESSED VALUATIONS ON OPENING OF RECORD BOOKS FOR 1881.	INCREASE SUBJECT TO CORRECTION.
Resident.....	\$133,502,710 00	\$24,834,302 00
Non-resident.....	12,089,720 00	18,238,820 00
Shareholders of Banks.....	55,601,607 00	12,077,863 00
Total.....	\$201,194,037 00	\$55,170,985 00
Number of Names on Personal Books.....	14,764	7,530
Number of Bank Shareholders.....	20,888	1,539
Number of Pieces of Real Estate.....	35,652 152,400	9,069 700
Total Number of Assessments.....	188,052	9,769

Comparative Statement, made up from the Records of the Department of Taxes and Assessments, and from Information obtained from the Office of State Comptroller, showing the practical operation of Chapter 542, Laws of 1880.

NAME OF CORPORATION.	COLLECTED UNDER CHAPTER 542, LAWS 1880.		UNDER OLD SYSTEM.	
	Tax on Capital, 1880.	Tax on Earnings, 1880.	Tax paid to N. Y. City, 1879.	Assessed Valuation, 1880.
Atlantic Mutual Insurance Co.		\$26,677 85	\$16,413 13	\$500,000 00
Atlantic and Pacific Telegraph Co..	\$83 09	251 08	664 44	22,630 00
American Fire Insurance Co.		967 47	1,131 90	203,118 00
American Exchange Fire Ins. Co.	250 00	242 67	1,317 88	6,933 00
City Fire Insurance Co.	200 00	303 24	5,943 70	106,943 00
Clinton Fire Insurance Co.		502 40	1,095 62	15,523 00
Columbia Fire Insurance Co.		109 82	3,657 36	55,856 00
Consumers' Ice Co.	326 25		1,125 43	21,835 09
Commercial Advertiser Association.	21 63		2,116 80	14,400 00
Eastern Transportation Line	625 00	546 16	2,940 00	100,000 00
Exchange Fire Insurance Co.		1,219 71	873 47	79,690 00
Empire City Fire Insurance Co.		461 66	975 22	14,101 00
Farragut Fire Insurance Co.		864 72	403 92	5,477 00
Firemen's Insurance Co.		489 32	69 70	9,947 00
Forty-second Street and Grand Street Ferry R. R. Co.	1,122 00		6,608 82	494,629 00
Globe Fire Insurance Co.		625 06	831 87	46,056 00
Gold and Stock Telegraph Co.	166 86	1,903 38	6,978 56	193,543 00
Hamilton Fire Insurance Co.		660 25	2,283 32	4,293 00
Harlem and N. Y. Navigation Co.	179 10	465 02	1,884 24	10,000 00
Howard Fire Insurance Co.	250 00	674 94	2,694 36	39,153 00
Hoffman Fire Insurance Co.	225 00	521 51	548 89	62,242 00
Hope Fire Insurance Co.	67 50	497 40	1,210 92	46,963 00
Home Fire Insurance Co.	750 00	4,088 98	18,976 72	853,510 00
International Ocean Telegraph Co..	41 00		14 70	20,500 00
Irving Insurance Co.	35 00	315 02	365 08	12,488 00
Importers and Traders' Ins. Co.		713 77	2,557 18	18,694 00
Jefferson Insurance Co.		301 22	1,045 49	114,503 00
Lenox Fire Insurance Co.	18 00	494 42	118 07	20,739 00
Lorillard Insurance Co.	220 00	464 90	2,940 00	110,477 00
Manufacturers and Builders' Ins. Co.	432 00	640 15	643 50	191,706 00
Mechanics and Traders' Fire Ins. Co.	90 00	759 28	5,915 42	182,679 00
Merchants' Insurance Co.	125 00	893 33	3,373 65	155,224 00
Mercantile Fire Insurance Co.	42 50	238 40	713 92	10,637 00
Morris & Cummings Dredging Co..	187 50		3,675 00	63,000 00
National Fire Insurance Co.	150 00	428 54	5,056 38	79,389 00
National Ice Co.	393 75		294 00	10,000 00
New York Fire Insurance Co.	250 00	1,124 18	2,184 21	90,942 00
New York Equitable Insurance Co..		376 01	6,716 68	94,032 00
*New York Elevated Railroad Co..	16,250 00		2,940 00	3,019,842 00
North River Insurance Co.	380 00	205 54	9,519 69	269,731 00
Pacific Fire Insurance Co.	1,000 00	741 08	1,810 98	47,682 00
Pacific Mutual Insurance Co.		5,214 16	7,760 13	49,081 00
Republic Fire Insurance Co.	332 50	755 81	2,050 44	34,639 00
Relief Fire Insurance Co.	187 50	560 30	4,568 76	77,194 00
Rutgers Fire Insurance Co.	1,000 00	396 67	4,960 45	142,702 00
Safe Deposit Co.	380 62		4,124 17	152,060 00
Star Fire Insurance Co.	142 50	1,345 87	3,410 40	34,254 00
Stuyvesant Insurance Co.	175 00	479 45	411 12	75,936 00
Sun Mutual Insurance Co.	256 88	2,537 33	148 76	1,712 00
Tradesmen's Fire Insurance Co.	350 00	775 63	2,781 91	8,936 00
United States Fire Insurance Co.		254 10	3,803 59	98,694 00
Western Union Telegraph Co.	1,094 95	2,302 33	11,246 26	525,724 00
Total	\$27,801 10	\$65,384 11	\$175,896 16	\$8,630,089 00

* The tracks of the New York Elevated Railroad Co., in which its capital is invested, are taxed as Real Estate.

Tax paid to State on Capital, 1880.....	\$27,801 10
“ Earnings, 1880.	65,384 11
Total paid to State, 1880.....	<u>\$93,185 21</u>
Tax paid to City, 1879	\$175,896 16
Total paid to City, 1879.....	<u>\$175,896 16</u>
Total paid to State, 1880.....	<u>93,185 21</u>
Amount paid City in 1879 in excess of amount paid State in 1880.....	<u>\$82,710 95</u>
Tax on assessed valuations of 1880, \$8,630,089 @ .0253.....	\$218,341 25
Tax paid State in 1880	<u>93,185 21</u>
Amount of tax on assessed valuations of 1880 in excess of amount paid State in 1880.....	<u>\$125,156 04</u>

As these books are required by law to remain open until the 30th April, it is impracticable to state at the present time any definite results as to the corrections to be made by the Commissioners, upon the affidavits and representations of the parties making application for reduction of their assessments.

The amount of tax received up to March 31, on account of the tax levy for 1880, is \$22,920,911.53 out of a total of \$28,937,272.90.

In pursuance of section 3, chapter 521, Laws of 1880, reducing the appropriation for Salaries, the necessary reduction has been made in this Department in conformity thereto.

Writs of certiorari in the cases of the New York Medical College and Hospital for Women, the South Baptist Church, and Mary E. Hill, to review the proceedings of the Commissioners in the matter of reducing and cancelling assessments on real estate, have been received and transmitted to the Counsel to the Corporation for his consideration and legal action.

While the Commissioners feel that the laws affecting the assessment and taxation of personal property, bank shares, and the property of corporations are in a most unsatisfactory and conflicting state, and have repeatedly called attention to

the necessity for some radical changes, yet, as the whole subject is now before a Joint Committee of the Legislature, and a Special Commission appointed by the Governor to revise the tax laws, the Commissioners of Taxes and Assessments feel that any criticism on existing laws which are now under consideration, with a view to modification or revision, or upon the projected work of the above-mentioned Commission which is yet in embryo, may be ill-timed, and can only express the hope that before the adjournment of the present Legislature such measures may be passed as shall secure a more equitable and complete taxation of personal estate in this city, both private and corporate.

Respectfully submitted,

THOMAS B. ASTEN,	}	<i>Commissioners of Taxes and Assessments.</i>
JOHN N. HAYWARD,		
GEORGE B. VANDERPOEL,		

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